

IN RE: PETITION FOR VARIANCE
NW/Corner Silver Lane and Sue Lane
(2010 Silver Lane)
15th Election District
5th Council District

Michele Kay Doyle
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-381-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Michele Kay Doyle. The Petitioner seeks relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 15'8" in lieu of the maximum allowed 15 feet, and to permit said structure to be located in the side yard in lieu of the required rear yard. In addition, the Petitioner seeks relief from Section 415.A.1a of the B.C.Z.R. to permit two recreational vehicles to be stored on the subject property in lieu of the maximum allowed one recreational vehicle. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Michelle (Doyle) Starnes and her husband, Dwayne Starnes. There were no Protestants or other interested persons present; however, the Petition was filed in response to a complaint registered by a neighbor with the Code Enforcement Division of the Department of Permits and Development Management relative to conditions on the property.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located immediately adjacent to the intersection of Silver Lane and Sue Lane (a paper street) in the waterfront community known as Cedar Creek in Essex. Although not waterfront, the property is located in close proximity to Sue Creek, a tributary of Middle River and

ORDER RECEIVED FOR FILING

Date

By

the Chesapeake Bay. The property consists of a gross area of 4.7 acres, more or less, zoned R.C.5, and is actually comprised of two parcels. The first is a square shaped parcel containing 1.04 acres in area located with frontage on Silver Lane at its intersection with Sue Lane. That parcel is improved with a single family dwelling in which Mr. & Mrs. Starnes reside. In addition to that structure, the property features a small building, which was previously used as a dwelling, and a small garage. Both the small dwelling and garage will be razed and a new garage will be constructed adjacent to the main residence. In addition, a small well house is located on the property. The adjacent parcel contains a gross area of 3.53 acres and is unimproved but for an old shed which has existed on the property for many years. This parcel is wooded and abuts the smaller parcel on two sides. Essentially, the entire tract is used as one lot.

In any event, Ms. Starnes acquired the property in 1998 and married Mr. Starnes in 2001. At the time of her acquisition, the property was not well kept and had been used as a dump. Mr. & Mrs. Starnes have apparently made significant improvements to the property in the last several years. The Petitioner and her husband indicated that they have cleared much of the property of trash and debris and are trying to upgrade the site. As noted above, they will retain the existing single family dwelling in which they reside. The other dwelling and well-house will be razed and the existing garage will be razed and replaced with a new 30' x 40' garage. It was indicated that the new building will essentially occupy the same building footprint as the original structure; however, will be larger and designed to be aesthetically pleasing and compatible with the existing dwelling and surrounding locale. The size of the lot and the fact that the Petitioner owns adjacent property are persuasive to a finding that the proposed new building will be an improvement to the site and will not be detrimental to adjacent properties.

Based upon the testimony and evidence presented I am persuaded to approve the variance from Sections 400.1 and 400.3 of the B.C.Z.R. to permit the proposed garage height and location. As noted above, the new construction will be an improvement and there will actually be less building and impervious surface on the lot once all of the renovations have been completed. The Petitioners also indicated that the increased height was necessary to accommodate storage

ORDER RECEIVED FOR FILING

Date 5/21/12

By [Signature]

needs. Apparently, the building will maintain a sloped roof similar to the existing dwelling. Thus, it has been designed to be architecturally compatible. For all of these reasons, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted.

The other variance relates to two recreational vehicles which the Petitioners store on the property. The first is a small boat, which is kept in the water during warmer weather, and the second is a camper, which the Petitioners take to the Eastern Shore in the summer. Thus, these vehicles are only stored on the property over the winter months. Again, it is significant to note the property's layout and the fact that Ms. Starnes owns the adjacent lot, which is wooded and provides a significant buffer for the RVs. The vehicles are stored behind the house and are not visible from any adjacent properties. Under these circumstances, I am likewise persuaded to grant the variance.

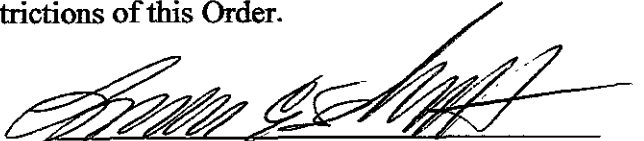
As noted above, the property is located within the Chesapeake Bay Critical Areas and as such, development thereon is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to insure that the requirements of Chesapeake Bay Critical Areas regulations are met. Moreover, the Office of Planning has requested building elevation drawings of the proposed garage to insure its compatibility with the existing dwelling and surrounding locale. Thus, the relief granted is contingent upon Petitioners' compliance with these requirements.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of May, 2002 that the Petition for Variance seeking relief from Sections 400.1, 400.3 and 415.A.1a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 15' 8" in lieu of the maximum allowed 15 feet, and to permit said structure to be located in the side yard in lieu of the required rear yard, and to permit two recreational vehicles to be stored on the subject property in lieu of the maximum

allowed one recreational vehicle, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioner shall submit building elevation drawings of the proposed garage for review and approval by the Office of Planning to insure that the design of the structure is compatible with the existing dwelling and surrounding locale.
- 3) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management, dated April 30, 2002, a copy of which is attached hereto and made a part hereof.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/29/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 20, 2002

Mr. & Mrs. Dwayne Starnes
2010 Silver Lane
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
NW/Corner Silver Lane and Sue Lane
(2010 Silver Lane)
15th Election District – 5th Council District
Michele Kay Doyle - Petitioner
Case No. 02-382-A

Dear Mr. & Mrs. Starnes:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; DEPRM; Code Enforcement Division, DPDM;
People's Counsel; Case file





Petition for ~~Variance~~ ^{CRITICAL}

to the Zoning Commissioner of Baltimore County

for the property located at 2010 Silver La.

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, 400.3, 415.A.1.A.

To allow an accessory structure (detached garage) with a height of 15 ft 8 in to be located in the side yard in the rear and to allow 2 recreational vehicles in lieu of the required rear yard, maximum 15 ft in height & 1 Recreational vehicle respectively.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see attached!

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02-381-A

RED 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 3-12-02

ORDER RECEIVED FOR FILING

Date

By

We are requesting a variance for a 30'x40'x15'8" Pole Building to be built in place of current unsound garage which is 25'x38'x16'.

There are many reasons why this would be a hardship to build elsewhere.

Reasons of Hardship

#381

- 1/ Our backyard is marshy, wetlands. It floods due to drainage run-off of water. Vehicles get stuck and everything sinks in yard.
- 2/ We cannot remove any trees in our yard. This area is critical wetlands. More than 4/5th of our property is wooded.
- 3/ We currently have 5 Buildings on our property. We do not want to add another. We would like to improve property by tearing down an old, unsound building and replace it with a new garage.
- 4/ We need to keep garage on same 1 acre parcel as it is because we may sell the other 3.56 acre parcel.
- 5/ It is a financial hardship to build another foundation where when we could build on the same concrete foundation.

(over)

ORDER RECEIVED FOR FILING
DATE 3/20/12
BY [signature]

2/ The existing garage is structurally sound and an eyesore to the community.

3/ My grandmother stays with us. Due to her disabilities and lack of mobility, it would be beneficial for her to park her car in the garage right next to the house.

4/ Existing garage is 16' high. We want to build new garage 15' 8"

New Garage- 30x40x 15' 8"

Old Garage 25'x 38' x 16'

5/ Already had 2 recreational vehicles before we knew this law existed. Camper ~~go~~ stays in Ocean City all summer and boat is used daily.
'May to Sept.

Zoning Description

Zoning Description for 2010 Silver Lane Balto, Md. 21221

1st Parcel

Beginning at a point on the north side of Sue Lane which is 30 feet wide the northernmost side of which being an extension of the northernmost side of Sue Lane 25 ft. wide as shown on Plat of Cedar Beach, Section No. 1 recorded among land records of Balto. Co. in Liber W.P.C. No. 8 folio 186 said point of beginning being at the distance of 350 ft. easterly from the northeast corner of Beach Rd. 40 ft. wide and Sue Lane east of Beach Rd. and running east on the north side of Sue Lane 190 feet and running north 7 degrees, 2 minutes east and parallel with Beach Rd. 240 ft. and running west parallel with Sue Lane 190 feet and running south 7 degrees 2 minutes west 240 ft. to the place beginning; containing one acre or less. SAID POB being 360 ft \pm South of the Centerline of River Rd.

As recorded in deed Liber 10797, Folio 268
Containing 1.04 acres
parcel- 118
plat ref: 12/90
District - 15

381

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

Case No. 11132
02381-A

DATE 3.12.02 ACCOUNT K-001-06-6150

AMOUNT \$ 50.00

RECEIVED FROM: Nichelle K. Boyle

FOR: Residential Vermin Filings Fee
20010 Silver Spring Station

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

3/12/2002 3/12/2002 11:02:46

REF 0002 CASHIER JEN JEE DRAWER 2

>> RECEIPT N 195309

DEPT 5 328 ZAMING VERIFICATION

CR NO. 011132

Receipt Tot 50.00

00 OK 50.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-381-A

2010 Silver Lane

W/S Silver Lane, 360' S of centerline of River Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Michele Kay Doyle

Variance: to allow an accessory structure with a height of 15 feet 6 inches to be located in the side yard and to allow 2 recreation vehicles, in lieu of the maximum allowed 15 feet, required rear yard and 1 recreational vehicle respectively.

Hearing: Wednesday, May 8, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

IT/4/751 April 23

C534096

CERTIFICATE OF PUBLICATION

4/25/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23/2002

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ZONING C.
887-3468

RE Case No 02-381-APetitioner/Developer DOYLEDate of Hearing/Closing 5/8/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111,
111 West Chesapeake Avenue
Towson, MD 21204

Attention: B.D.M. / ZONING C. / GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2010 SILVER LA.

The sign(s) were posted on

4/20/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/1/02
(Signature of Sign Poster and Date)PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

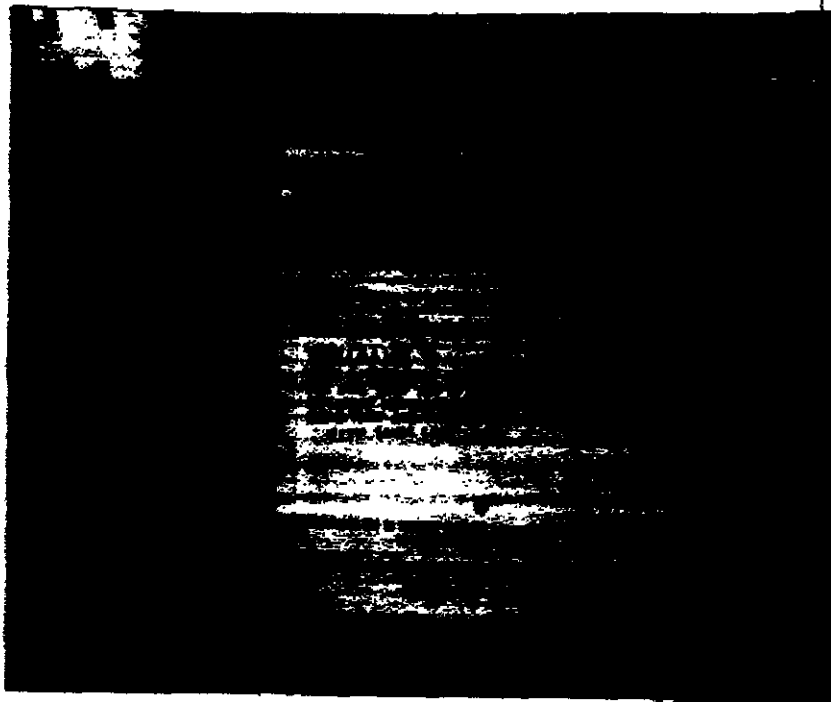
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



02-381-A
2010 SILVER LA.
DOYLE

5/8

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02-381-A
Petitioner Michele K. Daye
Address or Location 2010 Silver Lane Balto, md, 21221

PLEASE FORWARD ADVERTISING BILL TO

Name _____
Address Same

Telephone Number (410) 918-0256

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 23, 2002 Issue – Jeffersonian

Please forward billing to:
Michele K Doyle
2010 Silver Lane
Baltimore MD 21221

410 918-0256


NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-381-A
2010 Silver Road
W/S Silver Lane, 360' S of centerline of River Road
15th Election District – 5th Councilmanic District
Legal Owner: Michele Kay Doyle

Variance to allow an accessory structure with a height of 15 feet 8 inches to be located in the side yard and to allow 2 recreation vehicles, in lieu of the maximum allowed 15 feet, required rear yard and 1 recreational vehicle respectively.

HEARING: Wednesday, May 8, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 5, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-381-A
2010 Silver Road
W/S Silver Lane, 360' S of centerline of River Road
15th Election District – 5th Councilmanic District
Legal Owner: Michele Kay Doyle

Variance to allow an accessory structure with a height of 15 feet 8 inches to be located in the side yard and to allow 2 recreation vehicles, in lieu of the maximum allowed 15 feet, required rear yard and 1 recreational vehicle respectively.

HEARING: Wednesday, May 8, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon *aj*
Director

C: Michele K Doyle, 2010 Silver Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 23, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 3, 2002

Michele Kay Doyle
2010 Silver Lane
Baltimore MD 21221

Dear Ms. Doyle:

RE: Case Number: 02-381-A , 2010 Silver Lane Baltimore 21221

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/12/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

378, 381, 383, 386-389, 391-394, 396-400

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS /TGT*

DATE: April 30, 2002

SUBJECT: Zoning Item 381
Address 2010 Silver Lane (Doyle Property)

Zoning Advisory Committee Meeting of 3/25/02

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Kieth Kelley

Date: 4/18/02

ORDER RECEIVED FOR FILING
Date 5/20/12
By [Signature]

Leg
5/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 1, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 2

SUBJECT: 2010 Silver Spring

INFORMATION:

Item Number: 02-381

Petitioner: Michele Kay Doyle

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided building elevation drawings (including information concerning proposed building materials) are submitted to this office for review and approval prior to the issuance of any building permits.

A pole building of the dimensions proposed by the petitioner could be visually intrusive and detrimental to the value of adjacent properties. Without elevation drawings it is not possible to render a decision whether the proposed building will have a negative impact or not.

Prepared by: Mark A. Cunningham

Section Chief: John J. Lapham

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3-26-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 381

JJS

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kr Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
2010 Silver Lane, W/S Silver Ln,
360' S of c/l River Rd
15th Election District, 5th Councilmanic

Legal Owner: Michele Day Doyle
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-381-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Michele Day Doyle, 2010 Silver Lane, Baltimore, MD 21221, Petitioners.



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: April 1, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No. : 381
Case No.: 02-381-A
Legal Owner/Petitioner: Mary Jane Fritz & Louis E. Fritz

Property Address: 346 Pleasant Hill Road

Location Description: W/side Pleasant Hill Road 900 feet north centerline Easter Court

VIOLATION INFORMATION: Case No.: 02-0263

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

Mel Topa 2010 Silver Lane Road, Baltimore MD 21221

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
Correction Notice
Letter granting extension

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Hope Jacobson

CODE ENFORCEMENT REPORT

00-1270 -C1.

DATE: 1, 24, 02 INTAKE BY: RW CASE #: 02-0263 INSPEC: 6

COMPLAINT LOCATION: 2010 Silver Ln.

ZIP CODE: 21221 DIST: _____

COMPLAINANT NAME: Mel Topa PHONE #: (H) 410-687-0771 (W) _____

ADDRESS: 2310 Silver Ln. ZIP CODE: 21221

PROBLEM: u/v's - 5/4 - 0/D

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 15-03-370901 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

1270 - C1

DATE: /

COMPLAIN
LOCATION:

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

6

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

| | | |
|------------------------------|----------------------------|---------------|
| Citation/Case No. 02-0263 | Property No. 1503370901 | Zoning: DR |
|------------------------------|----------------------------|---------------|

DIST:

COMPLAIN
NAME:

Name(s):
Michael P. Ledley
Michelle K. Doyle

ADDRESS:

Address:
2010 Silver Lane Rd Baltimore

DE: 21221

PROBLEM:

Violation
Location: Same 21221

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BCZ-101, 102.1, 1001.11, 428, 415A

IS THIS A
IF YES, IS
OWNER/TE
INFORMATI

Remove all unlicensed/inoperable
motor vehicles stored outside.

TAX ACCOU

Residential lot allowed 1 RV -
boat on trailer/camper.

INSPECTIO

must be stored in rear or side yard
at least 8ft from front house
projection of adjacent neighbor

REINSPECT

Remove all junk trash & debris including
but not limited to cool boxes etc

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

| | |
|--------------------------|-------------------------|
| On or Before: 2/25/02 | Date Issued: 1/25/02 |
|--------------------------|-------------------------|

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR
EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER
VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name
Hope Talonson

REINSPECT

INSPECTOR: Hope Talonson

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK
UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN
RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT.
THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

| | |
|-----------------|--------------|
| Not Later Than: | Date Issued: |
|-----------------|--------------|

REINSPECT

INSPECTOR:

AGENCY



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdinspect@co.ba.md.us

January 31, 2002

Mrs. Michele Starnes
2010 Silver Lane Drive
Baltimore, Maryland 21221

Dear Mrs. Starnes:

Re: Case No. 02-0263, 2010 Silver Lane Drive

As a result of our telephone conversation of January 29, 2002, I will extend the compliance date to April 25, 2002. By this time, the property must be in total compliance with the original correction notice. However, Baltimore County does expect that the debris/inoperable motor vehicles charges be resolved by March 25, 2002.

Lastly, if you can relocate your camper to Ocean City prior to April 25, 2002, please contact Inspector Hope Jacobson at 410-887-3351.

Sincerely,

A handwritten signature in black ink, appearing to read "J. H. Thompson", is written over a large, stylized, handwritten "X" or checkmark.

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT/hek

c: Inspector Hope Jacobson

bc: Mel Topa, 2310 Silver Lane, Baltimore, MD 21221

Come visit the County's Website at www.co.ba.md.us

To Whom It May Concern:

We the neighbors of Mr. & Mrs. Starnes at 2010 Silver Lane, do not have any conflicts of interest with the proposed 30'x 40'x 15'8" building that they would like to build.

We understand that it would be built on the site of the existing garage 28'x 36'x 16' that is beside their house. It would be an appreciated structure and welcomed improvement to the community.

We the neighbors of Mr. & Mrs. Starnes at 2010 Silver Lane, do not have any conflicts of interest with two recreational vehicles being on their property.

NAME: Owen Teel Jr.
ADDRESS: 2009 Silver Lane

NAME: Mary Ann Reed
ADDRESS: 2018 Silver Lane

NAME: _____
ADDRESS: 2018 Silver Lane

NAME: John Reed
ADDRESS: 2018 SILVER LA 21221

NAME: Don Don
ADDRESS: 2005 Silver Ln

NAME: Dennis Butcher / Gladys Burks
ADDRESS: 1936 Silver Lane

NAME: Patricia M. Brehm
ADDRESS: 1935 SILVER LANE

NAME: Deborah J Cascio
ADDRESS: 1937 Silver Lane 21221

NAME: Anna Wagner
ADDRESS: 1929 Silver Lane 21221

NAME: Catherine T. Truesdell
ADDRESS: 2019 Silver Lane 21221

To Whom It May Concern:

We the neighbors of Mr. & Mrs. Starnes at 2010 Silver Lane, do not have any conflicts of interest with the proposed 30'x 40'x 15'8" building that they would like to build.

We understand that it would be built on the site of the existing garage 28'x 36'x 16' that is beside their house. It would be an appreciated structure and welcomed improvement to the community.

We the neighbors of Mr. & Mrs. Starnes at 2010 Silver Lane, do not have any conflicts of interest with two recreational vehicles being on their property.

NAME: Kay Doyle
ADDRESS: 1614 Franklin Ave. 21221

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

NAME: _____
ADDRESS: _____

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2010 SILVER LANE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

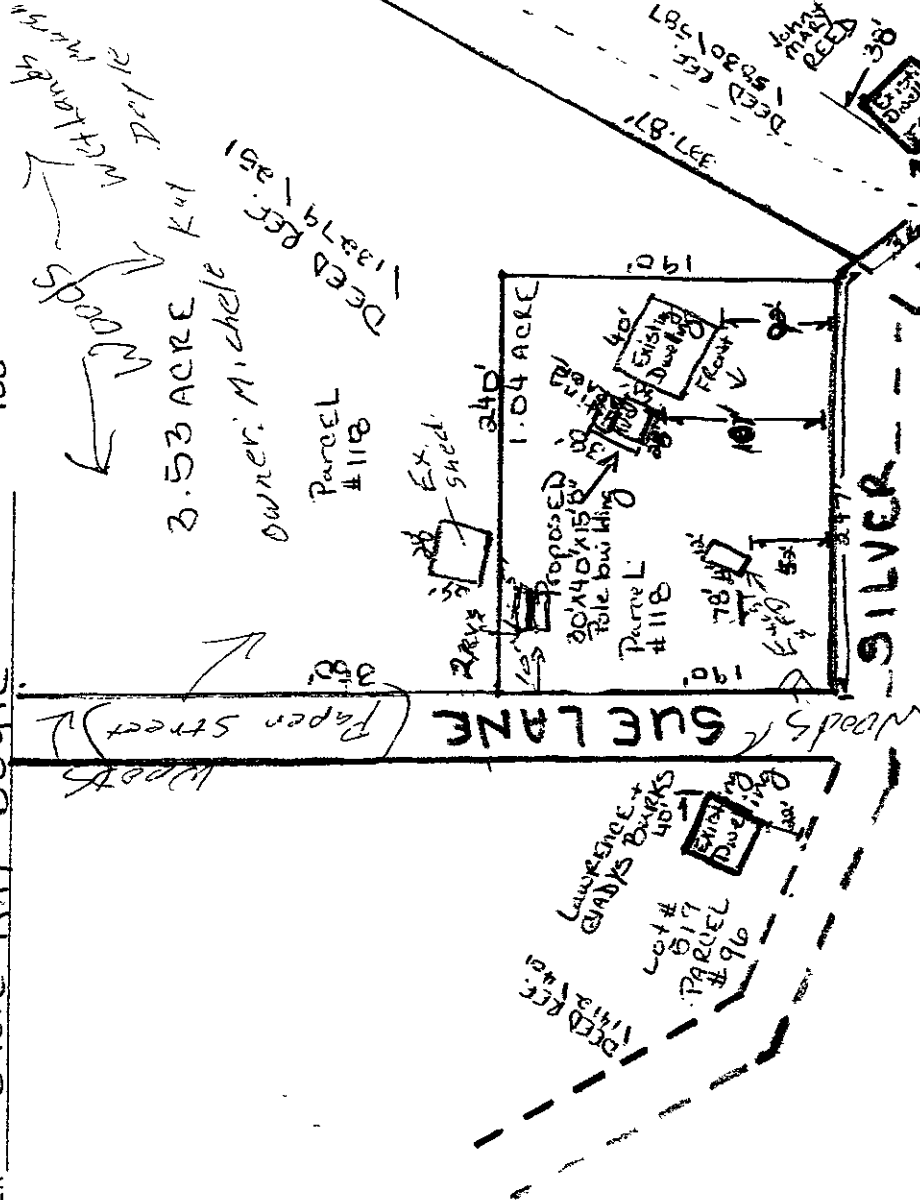
SUBDIVISION NAME CEDAR BEACH

PLAT BOOK # 12 FOLIO # 90 LOT # SECTION #

OWNER MICHELE KAY DOYLE

BEACH ROAD

400'



(Signature)



NORTH

PREPARED BY DUANE STARNES

SCALE OF DRAWING: 1" = 100'

LOCATION INFORMATION

ELECTION DISTRICT 15th
COUNCILMANIC DISTRICT 5th
1" = 200' SCALE MAP # SE, 2-5
ZONING R20-5

LOT SIZE 4.7 ACRES SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐
WATER ☒ PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY (Signature) CASE # 381

3704 CHURCHVILLE ROAD
ABERDEEN, MARYLAND 21001
410-575-7644 - Phone
410-575-6723 - Fax

A hand-drawn sketch of a compass rose. It consists of a circle with a vertical line and a horizontal line intersecting at the center. The word "NORTH" is written above the circle, "SOUTH" below it, "EAST" to the right, and "WEST" to the left. The lines are drawn with a pen or marker.

[illegible]

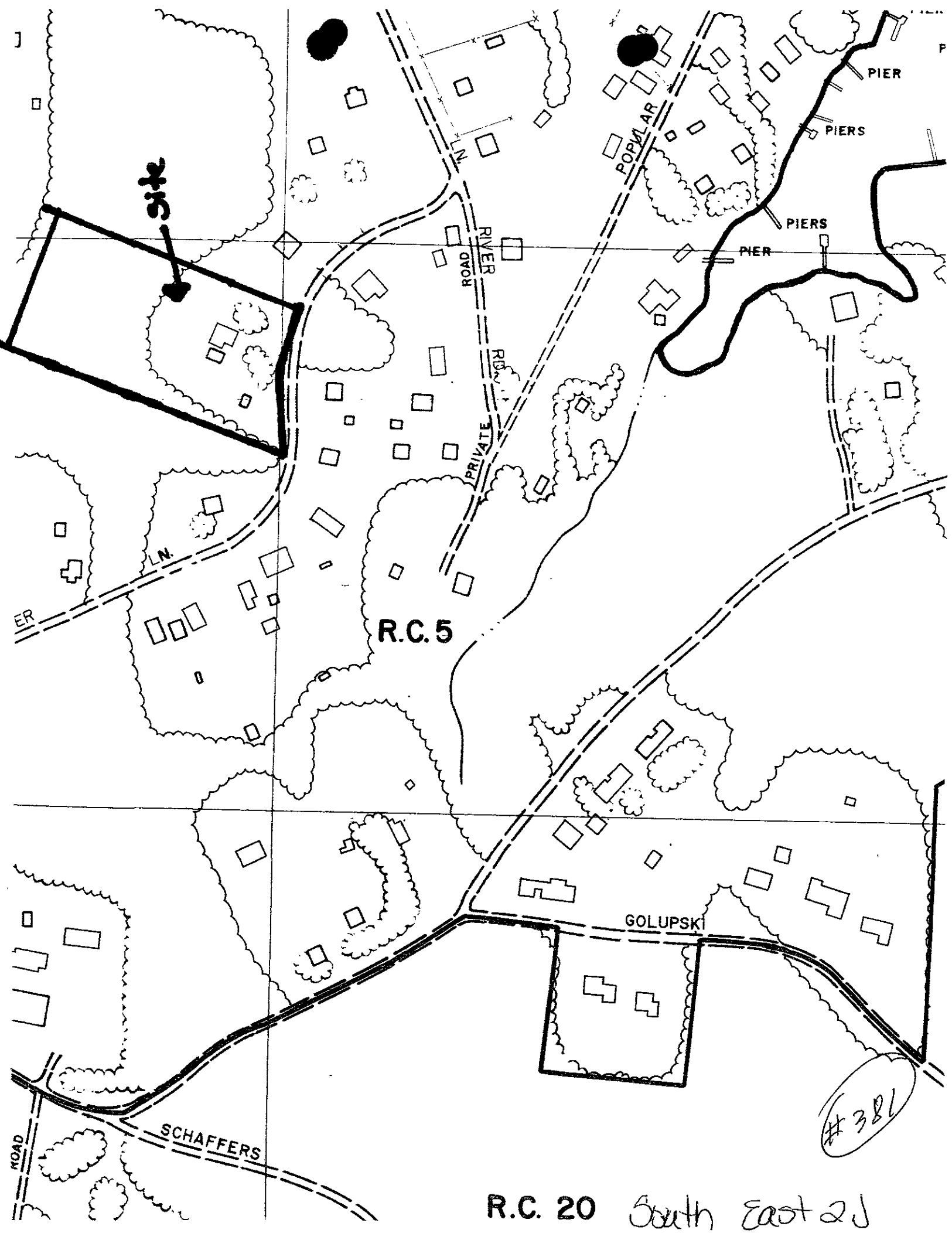
SAVING &
EXCEPTING
5830/587
Parcel 116

ADDRESS: 2010 SILVER LANE
COUNTY/CITY: BALTIMORE COUNTY, MD.
PLATBOOK: 12/90
DEED REF.: LIBER: 10797 FOLIO: 26B
SUBDIV. NAME: "SUB. DIVISION
CEDAR BEACH"
LOT: BLOCK: SECTION:
FLOOD ZONE: "C"
SCALE: 1" = 100'



LINE 3
9-798

- 1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
- 2) THIS PLAT IS NOT TO BE REIED UPON FOR THE ESTABUSHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- 3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- 4) THE OFFSET DIMENSIONS TO THE APPARENT PROPERTY LINES SHOWN HEREON REFLECT AN ACCURACY OF $\pm .25'$



R.C. 5

GOLUPSKI

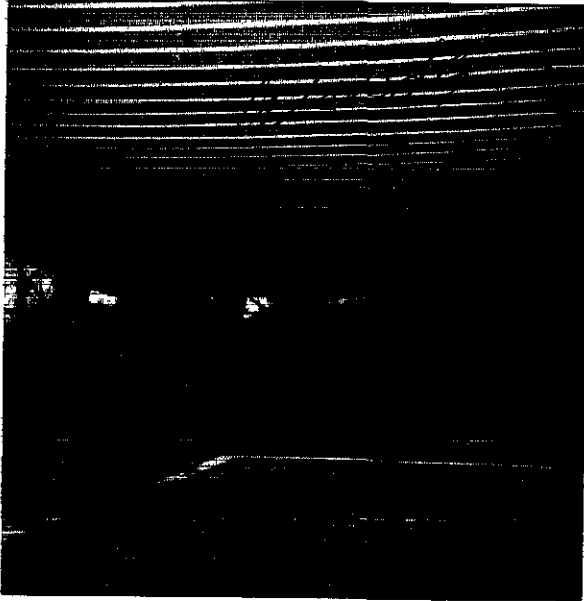
SCHAFFERS

R.C. 20 South East 2J

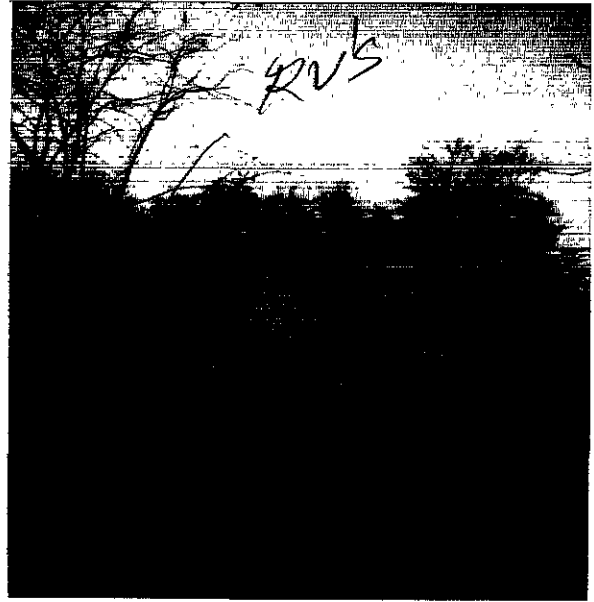
#381

photographs

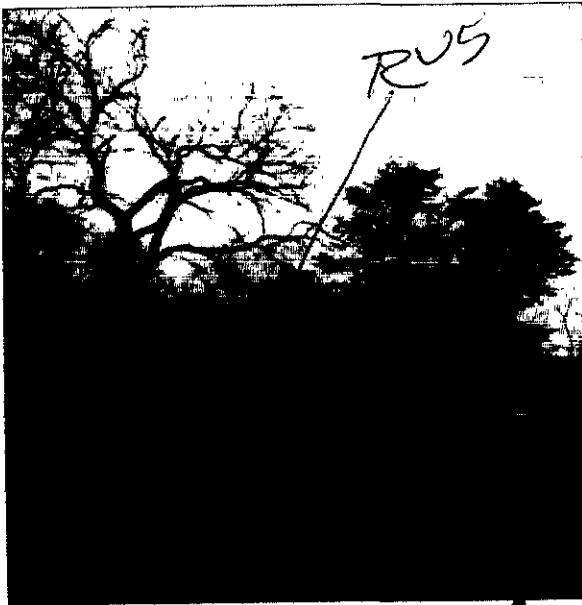
Case # 02-381-A



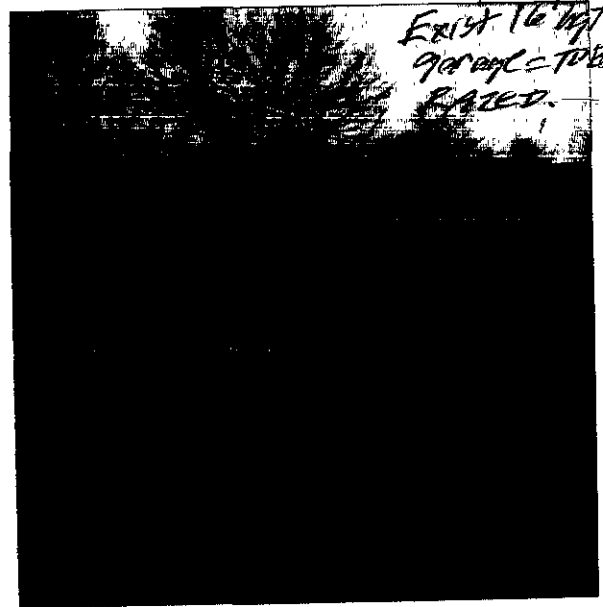
Woods on 1 side of garage
cannot see neighbor! 381



Side of garage 381



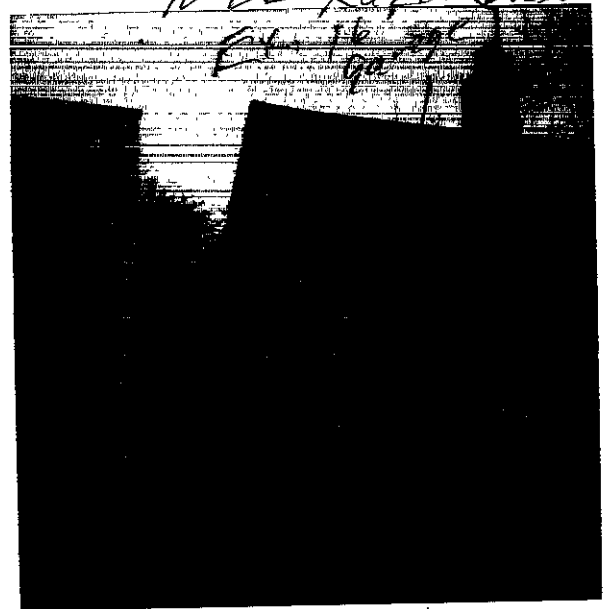
Distance between house
& neighbor 381 Neighbor
SF4



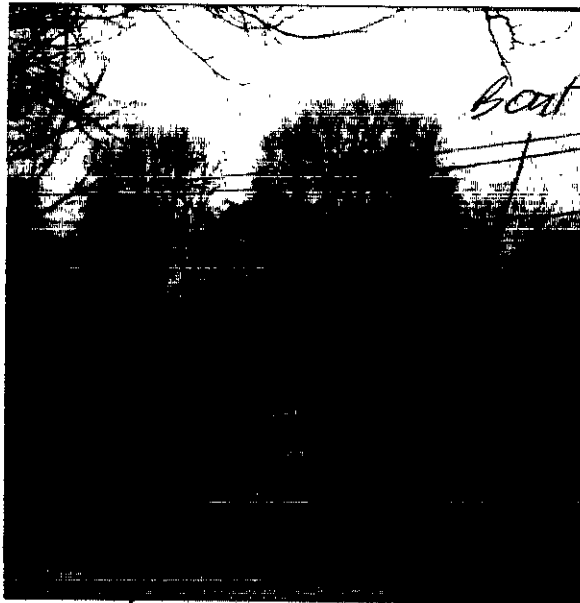
Distance between garage +
street 381



front of garage # 381



side of garage # 381



This is where recreational vehicles are placed Back in woods! camper & Boat # 381